



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### **OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 18-129381-LN, 19-107121-LO

Project Name/Address: Pang Preliminary Short Plat/  
5656 and 5662 Lk Washington Blvd SE

Planner: Peter Rosen

Phone Number: 425-452-5210

**Minimum Comment Period:** April 11, 2019

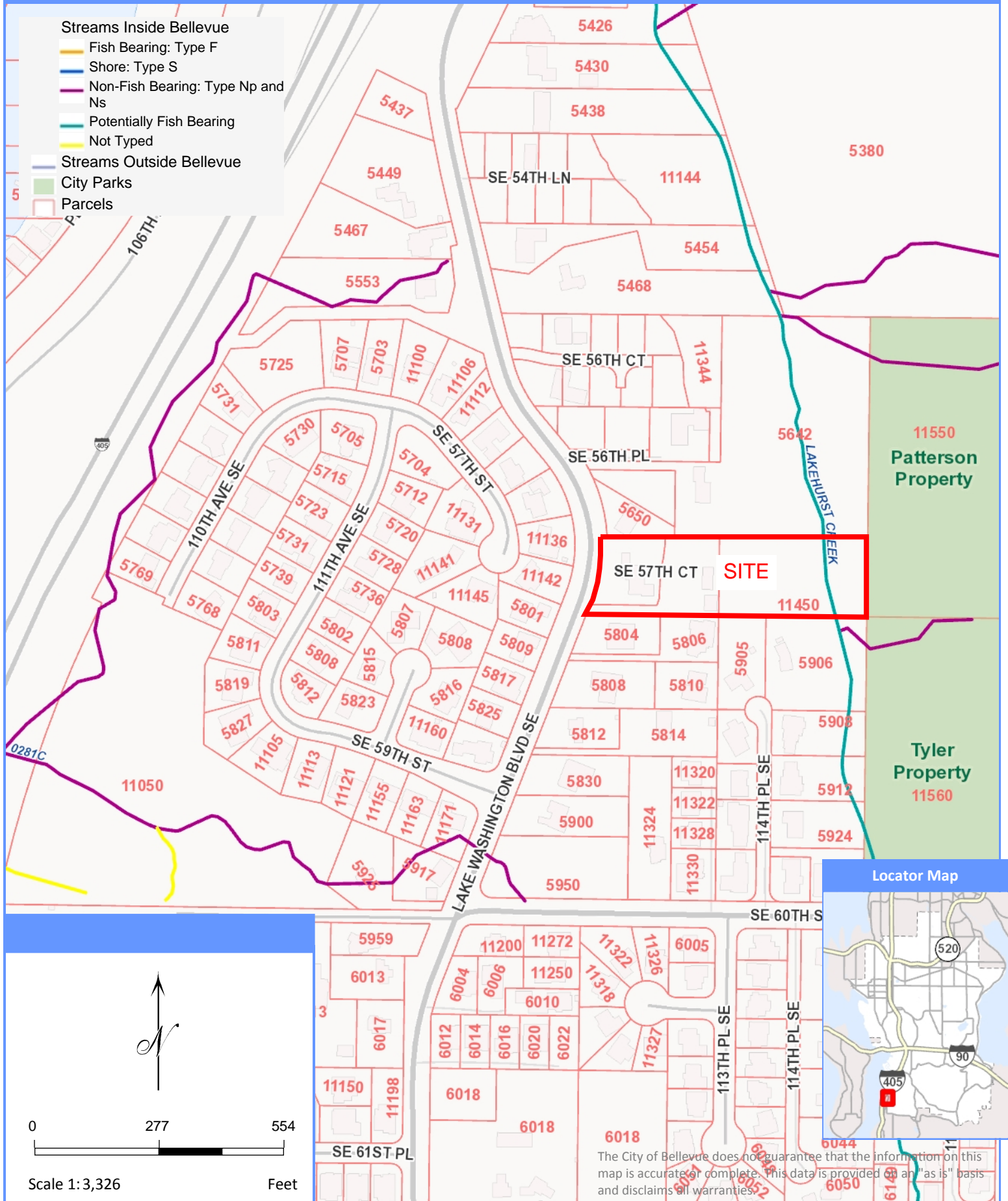
Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

#### **OTHERS TO RECEIVE THIS DOCUMENT:**

- ☒ State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- ☒ Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- ☒ Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- ☒ Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)

# VICINITY MAP





SITE INFORMATION

TAX PARCEL NO.: 202405-9084 (SINGLE FAMILY RESIDENTIAL)  
202405-9078 (SINGLE FAMILY RESIDENTIAL)  
202405-9015 (UNDEVELOPED)

SITE ADDRESSES: 5656 LAKE WASHINGTON BLVD SE  
BELLEVUE, WA 98006  
5662 LAKE WASHINGTON BLVD SE  
BELLEVUE, WA 98006

SITE AREA: 104,519 SF (21366 SF + 25572 SF + 57581 SF) (2.40 AC.)

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: R-5

PROPOSED ZONING: R-5

DENSITY PROPOSED: 3.3 DU/AC

DENSITY PERMITTED: 5 DU/AC

REQUIRED MIN. SETBACKS:  
FRONT: 10'  
SIDE: 5'  
2 SIDE: 10'  
REAR: 15'

PROPOSED IMPERVIOUS  
SURFACE COVERAGE: 8,629 SF

LEGAL DESCRIPTION

PARCEL A: LOT A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 99-996893-LW, RECORDED UNDER RECORDING NO. 20000425900014.

PARCEL B: LOT B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 99-996893-LW, RECORDED UNDER RECORDING NO. 20000425900014.

PARCEL C: LOT B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-125957 LW, RECORDED UNDER RECORDING NO. 20120530900002 AND AFFIDAVIT OF MINOR CORRECTION RECORDED UNDER RECORDING NUMBER 20120702000412. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK

ORIGINAL BENCHMARK: CITY OF BELLEVUE BENCH MARK 177. BRASS CAP IN TOP OF CURB, 3' FROM END OF CURB ON SOUTH SIDE OF 60TH ST., 100' EAST OF 116TH AVE. SE., ELEV.=299.50'

SITE BENCHMARK: TOP OF MONUMENT IN CASE IN LAKE WASHINGTON BLVD. SE. ADJACENT TO SITE. ELEV.=245.12'

HORIZONTAL DATUM

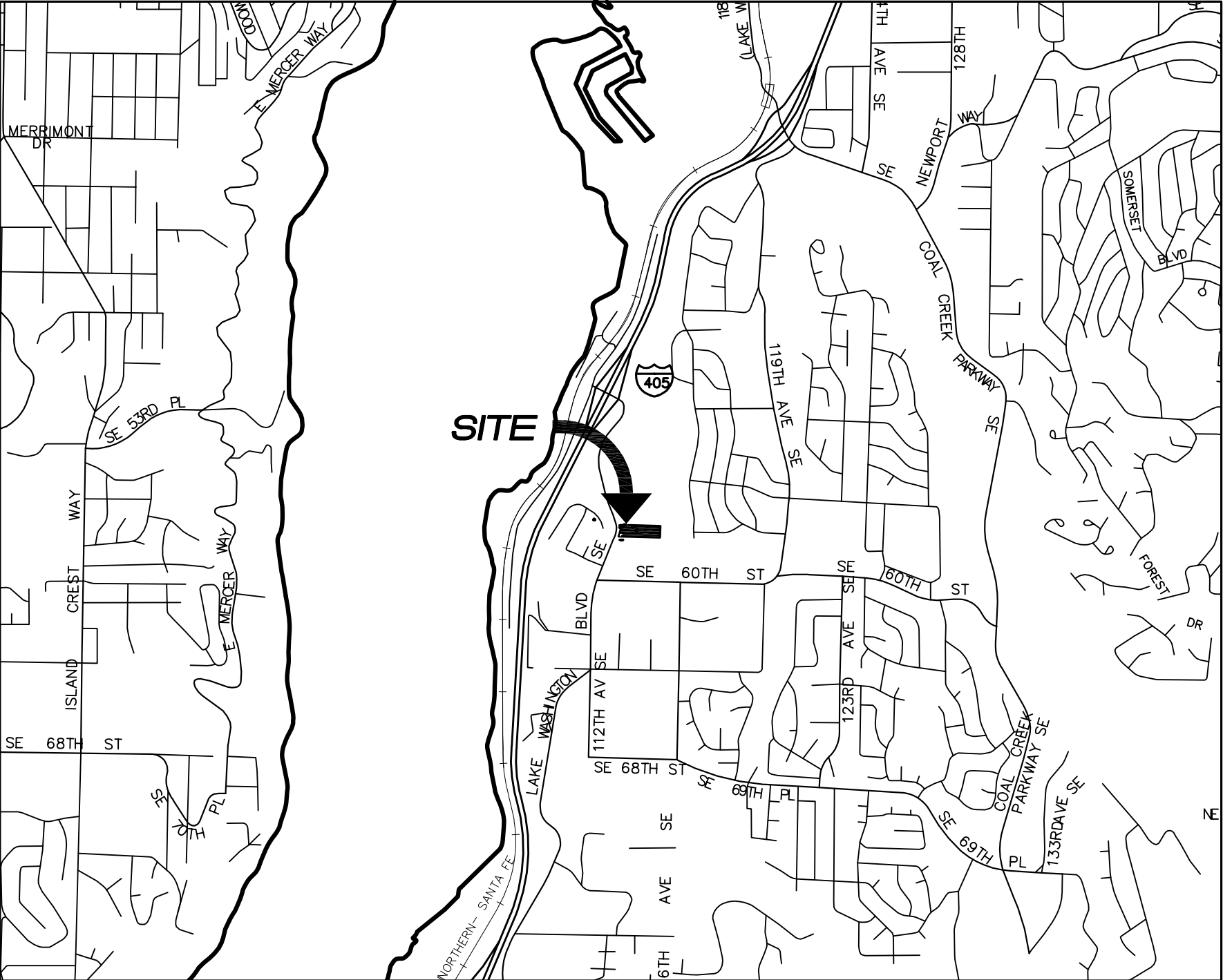
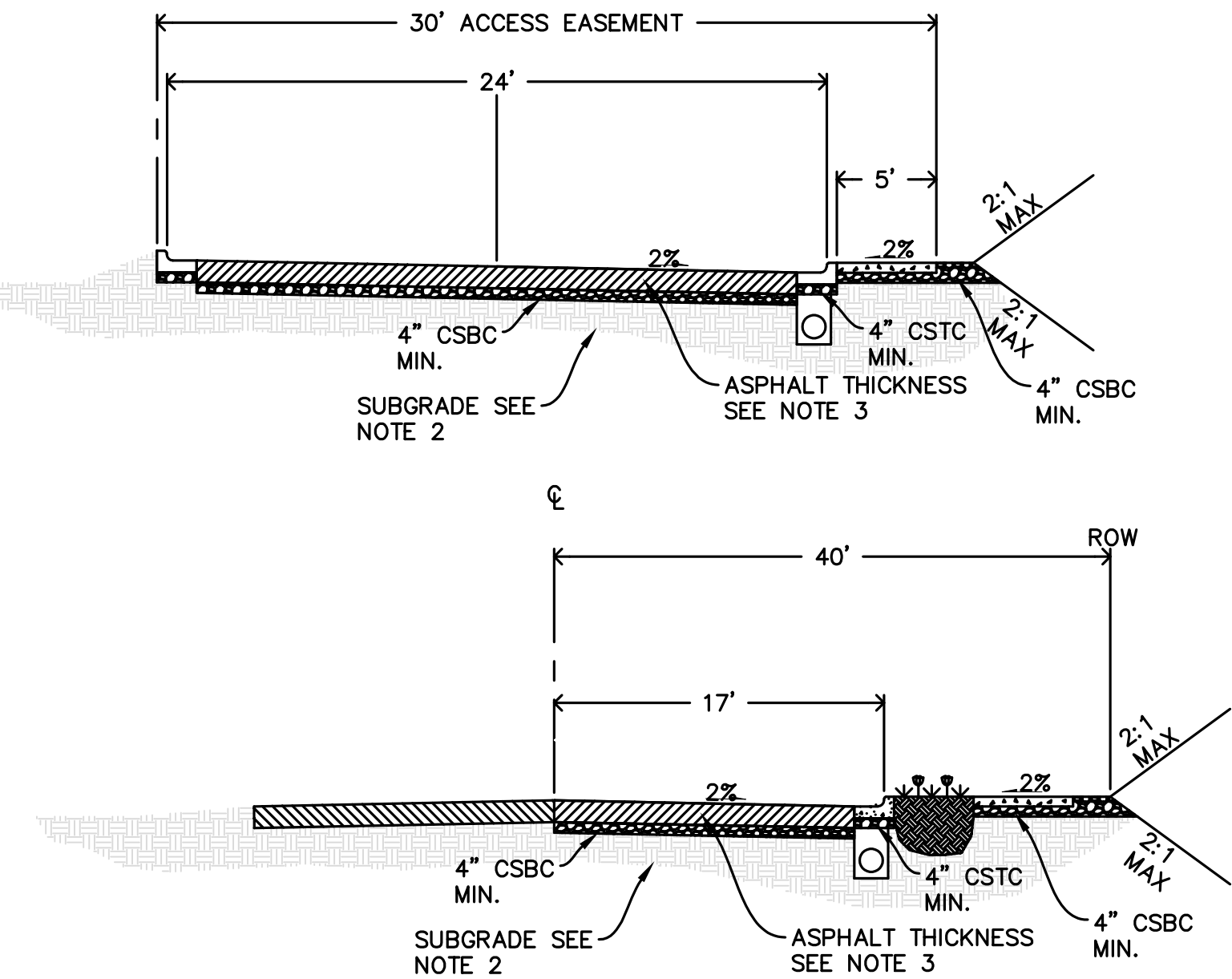
NAD83

VERTICAL DATUM

NAVD 88 DATUM. PER CITY OF BELLEVUE SURVEY CONTROL POINT ID #410. ELEVATION = 132.225 FEET.

BASIS OF BEARING

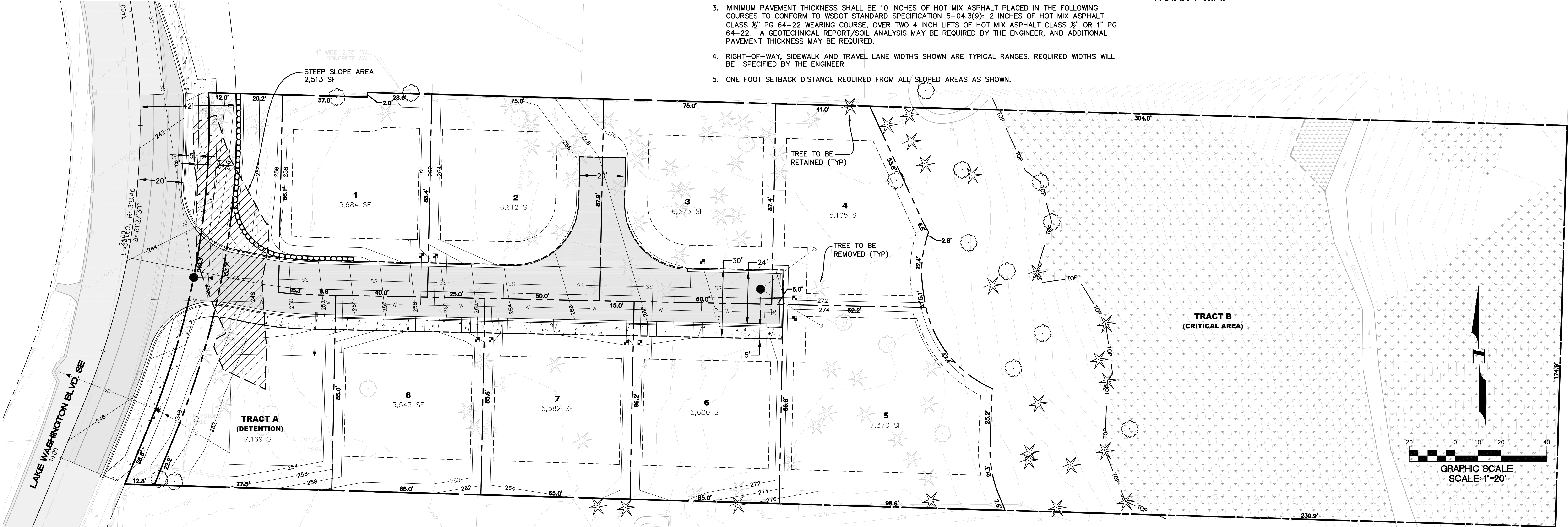
N22°59'43"E BETWEEN CITY OF BELLEVUE HORIZONTAL STATIONS 4095 AND 4094



VICINITY MAP

NOTES:

- LANDSCAPED PLANTER STRIP REQUIREMENTS (WIDTH, LANDSCAPE TYPE, MAINTENANCE, ETC.) WILL BE SPECIFIED BY THE ENGINEER. SEE STD. DWG. RC-240-1 FOR ASPHALT DETAIL ADJACENT TO PLANTER STRIP.
- REQUIRED SUBGRADE MATERIALS (GRAVEL BORROW, ETC.) AND THICKNESS WILL BE SPECIFIED BY THE ENGINEER. A GEOTECHNICAL REPORT/SOIL ANALYSIS MAY BE REQUIRED.
- MINIMUM PAVEMENT THICKNESS SHALL BE 10 INCHES OF HOT MIX ASPHALT PLACED IN THE FOLLOWING COURSES TO CONFORM TO WSDOT STANDARD SPECIFICATION 5-04.3(9): 2 INCHES OF HOT MIX ASPHALT CLASS ½" PG 64-22 WEARING COURSE, OVER TWO 4 INCH LIFTS OF HOT MIX ASPHALT CLASS ½" OR 1" PG 64-22. A GEOTECHNICAL REPORT/SOIL ANALYSIS MAY BE REQUIRED BY THE ENGINEER, AND ADDITIONAL PAVEMENT THICKNESS MAY BE REQUIRED.
- RIGHT-OF-WAY, SIDEWALK AND TRAVEL LANE WIDTHS SHOWN ARE TYPICAL RANGES. REQUIRED WIDTHS WILL BE SPECIFIED BY THE ENGINEER.
- ONE FOOT SETBACK DISTANCE REQUIRED FROM ALL SLOPED AREAS AS SHOWN.



UTILITY GRID # \_\_\_\_\_

NO	DATE	BY	APPR	REVISIONS

**Pacific Engineering Design, LLC**  
Civil Engineering and Planning Consultants

15445 53RD AVE. S.,  
SEATTLE, WA 98188  
PHONE:  
(206) 431-7970  
WEB SITE:  
PACENG.COM



Approved By

DESIGNED BY DATE  
AJL/ENM  
DRAWN BY DATE  
CHECKED BY DATE

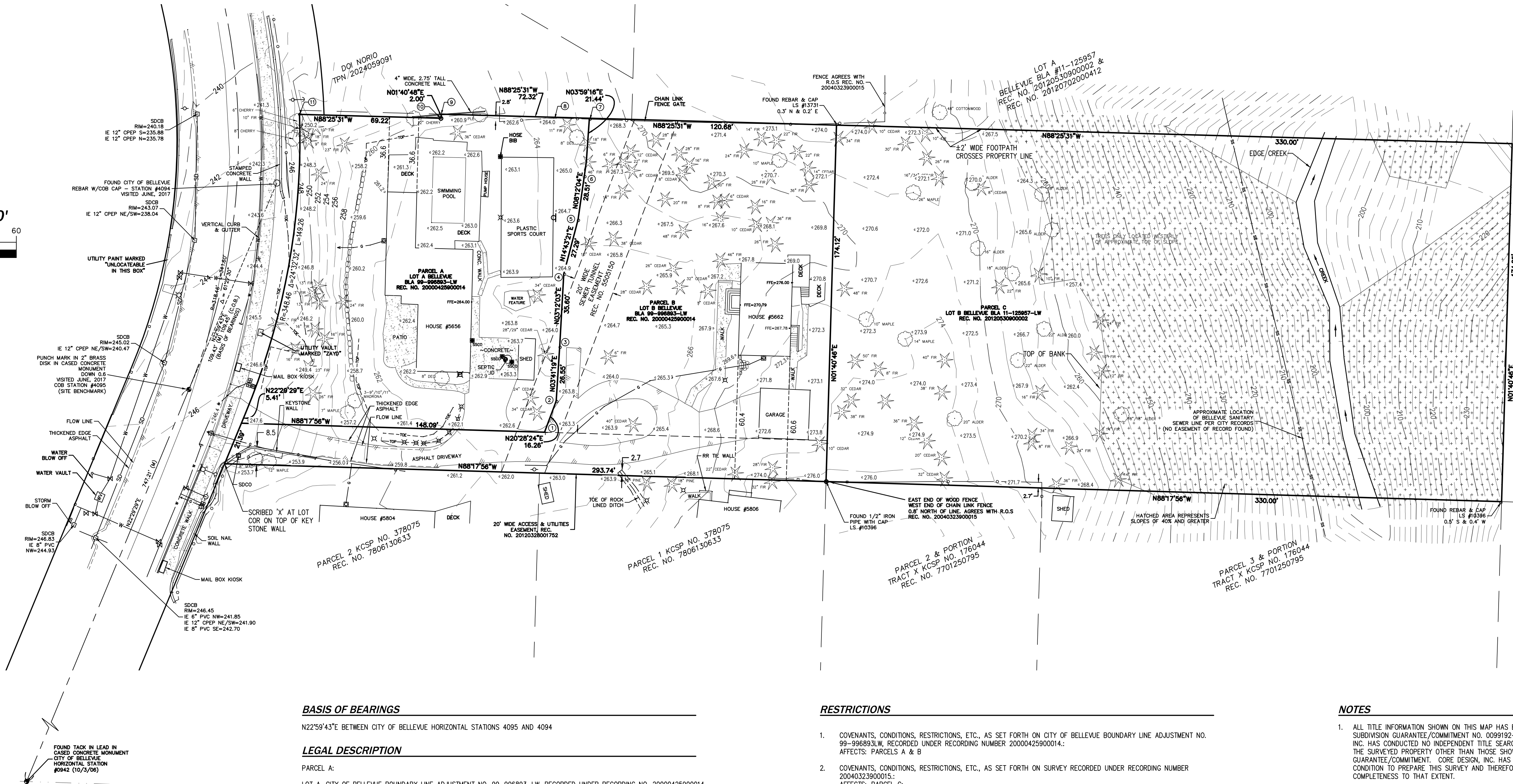
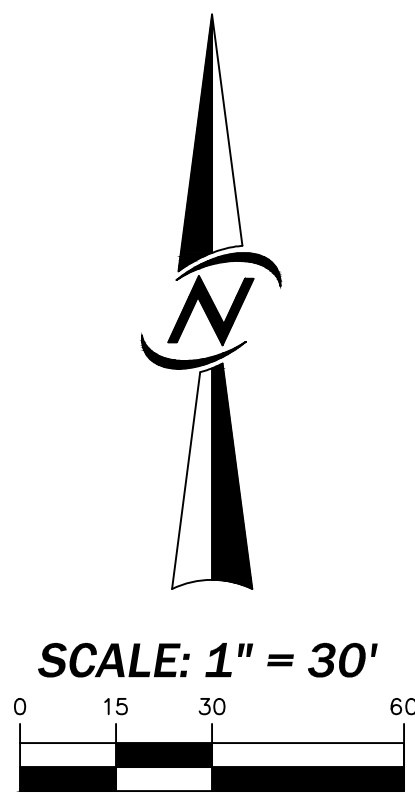
PANG SHORT PLAT

PO BOX 265  
MEDINA, WA 98039

SITE PLAN B

SEC \_\_\_ TWP \_\_\_ RGE \_\_\_ SHT 01 OF 01





**BASIS OF BEARINGS**

N22°59'43"E BETWEEN CITY OF BELLEVUE HORIZONTAL STATIONS 4095 AND 4094

**LEGAL DESCRIPTION**

PARCEL A:  
LOT A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 99-996893-LW, RECORDED UNDER RECORDING NO. 20000425900014.  
PARCEL B:  
LOT B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 99-996893-LW, RECORDED UNDER RECORDING NO. 20000425900014.  
PARCEL C:  
LOT C, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-125957-LW, RECORDED UNDER RECORDING NO. 20120530900002  
AND AFFIDAVIT OF MINOR CORRECTION RECORDED UNDER RECORDING NUMBER 20120702000412. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**HORIZONTAL DATUM**

NAD83(2011) WASHINGTON COORDINATE SYSTEM, NORTH ZONE

**VERTICAL DATUM**

NAVD 88

**BENCHMARK**

ORIGINAL BENCHMARK: CITY OF BELLEVUE BENCH MARK 177.  
BRASS CAP IN TOP OF CURB, 3' FROM END OF CURB ON SOUTH SIDE  
OF 60TH ST., 100' EAST OF 116TH AVE. SE., ELEV.=299.50'  
SITE BENCHMARK: TOP OF MONUMENT IN CASE IN LAKE WASHINGTON  
BLVD. SE. ADJACENT TO SITE. ELEV.=245.12'

**RESTRICTIONS**

- COVENANTS, CONDITIONS, RESTRICTIONS, ETC., AS SET FORTH ON CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 99-996893-LW, RECORDED UNDER RECORDING NUMBER 20000425900014.  
AFFECTS: PARCELS A & B
- COVENANTS, CONDITIONS, RESTRICTIONS, ETC., AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 20040323900015.  
AFFECTS: PARCEL C
- COVENANTS, CONDITIONS, RESTRICTIONS, ETC., AS SET FORTH ON CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-125957-LW, RECORDED UNDER RECORDING NUMBER 20120530900002, AND AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED UNDER RECORDING NUMBER 20120702000412.  
AFFECTS: PARCEL C
- RIGHT TO ENTER THE LAND TO MAKE REPAIRS AND TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED IN THE STREET OR ROAD ADJOINING SAID LAND, AS GRANTED BY INSTRUMENT:  
RECORDING DATE: MARCH 24, 2014  
RECORDING NO.: 2350051  
AFFECTS: PARCELS A & B
- RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED IN FAVOR OF: KING COUNTY  
RECORDING DATE: OCTOBER 15, 1915  
RECORDING NO.: 1023049  
AFFECTS: PARCELS A & B
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: SEWER TUNNEL  
RECORDING DATE: NOVEMBER 13, 1962  
RECORDING NO.: 5505150  
AFFECTS: AS CONSTRUCTED ACROSS PARCELS A & B (SHOWN HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: SEWER TUNNEL  
RECORDING DATE: JULY 16, 1963  
RECORDING NO.: 5610293  
(DOES NOT AFFECT SUBJECT PARCELS)
- SELLER'S NOTICE OF ON-SITE SEWAGE OPERATION AND MAINTENANCE REQUIREMENTS, AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: JUNE 29, 2006  
RECORDING NO.: 20060629000812  
AFFECTS: PARCEL A (NOTED HERE, NOTHING TO PLOT)
- ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 20040323900015.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
RECORDING DATE: MARCH 28, 2012  
RECORDING NO.: 20120328001752  
AFFECTS: PARCEL B (SHOWN HEREON)

**NOTES**

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S SUBDIVISION GUARANTEE/COMMITMENT NO. 0099192-06, DATED MAY 12, 2017. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GUARANTEE/COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 17, 2014, PROVIDED BY OTHERS TO CORE DESIGN IN MAY OF 2017.
- TOTAL PROPERTY AREA = 104,518± SQUARE FEET (2.3994± ACRES).
- ALL DISTANCES ARE IN FEET. DISTANCES SHOWN HEREON ARE GROUND VALUES. COORDINATES SHOWN HEREON ARE GRID VALUES. TO CONVERT GROUND DISTANCES TO GRID VALUES, MULTIPLY BY THE COMBINED FACTOR OF 0.99998295.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS.

**FOUND PROPERTY CORNER DETAIL**

- FOUND PK NAIL & TAG, LS #29537, 0.5' S & 0.3' E
- FOUND REBAR & CAP, LS #29537, 0.3' S & 0.3' E
- FOUND REBAR & CAP, LS #29537, 0.3' S & 0.2' E
- FOUND REBAR & CAP, LS #29537, 0.2' S & 0.3' E
- FOUND REBAR & CAP, LS #29537, 0.2' S & 0.2' E
- FOUND REBAR & CAP, LS #29537, 0.3' EAST OF LINE & 7.2' SW'LY OF ANGLE POINT
- FOUND REBAR & CAP, LS #29537, 0.4' S & 0.3' E
- FOUND REBAR & CAP, LS #29537, 0.4' SOUTH OF LINE
- SET SCRIBE MARK AT CORNER IN TOP OF WALL
- FOUND 3/4" IRON PIPE 0.1' S & 0.1' W
- SET REBAR & CAP, CEI #28101

**LEGEND**

- FOUND MONUMENT IN CASE MEASURED (C.O.B.)
- FOUND PK NAIL
- FOUND PROPERTY CORNER AS NOTED
- FOUND IRON PIPE
- DECIDUOUS TREE
- EVERGREEN TREE
- POWER LINE PAINT MARK
- WATER LINE PAINT MARK
- GAS LINE PAINT MARK
- CHAIN LINK FENCE
- BOARD FENCE
- GAS METER
- GAS VALVE
- CATCH BASIN
- STORM CLEANOUT
- SANITARY SEWER CLEANOUT
- UTILITY POLE WITH LIGHT
- UTILITY POLE
- UTILITY BLOW OFF VALVE
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- YARD LIGHT
- SLOPES OF 40% OR GREATER
- PROPERTY CORNER INFORMATION NOTE
- ROCKERY
- SPOT ELEVATION

DATE: 2017-06-01		DESIGNED		DRAWN: NRR		APPROVED: KWS		PROJECT MANAGER	
1		1		1		1		1	
17076		17076		17076		17076		17076	

BOUNDARY & TOPOGRAPHIC SURVEY  
LAKE WASHINGTON BLVD SHORT PLAT  
JIANPING PANG  
5656 LAKE WASHINGTON BLVD SE  
BELLEVUE, WA 98006

14711 NE 28th Place, #101  
Bellevue, Washington 98007  
425-885-7877 Fax 425-885-7963

CORE DESIGN  
ENGINEERING • PLANNING • SURVEYING

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

**Pang Short Plat**

2. Name of applicant: **Jianbo Peng**

3. Address and phone number of applicant and contact person:

<b>Applicant:</b>	<b>Contact Person:</b>
<b>Jianbo Peng</b>	<b>Greg Diener, P.E.</b>
<b>PO Box 265</b>	<b>Pacific Engineering Design LLC</b>
<b>Medina, WA 98039</b>	<b>15445 53<sup>rd</sup> Ave. S, Suite 100</b>
<b>(425) 518-2761</b>	<b>Seattle, WA 98188</b>
	<b>(206) 431-7970</b>

4. Date checklist prepared: **October 10, 2018**

5. Agency requesting checklist: **City of Bellevue**

6. Proposed timing or schedule (including phasing, if applicable):

**Proposed project to begin Summer 2019**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

Proposal is for 8-lot short plat. Will likely be single-family residences constructed on the lots after recording of short plat.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical report included in application.

**The site contains areas of steep slope critical area as defined by the City of Bellevue land use code.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

**Preliminary and Final Short Plat approval, Developer Extension Agreements, Engineering Plan Approval and Building Permits.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The proposed development consists of 2 single-family lots with access driveways and utilities. The existing parcels are 2.40 acres, the development size is 1.27 acres.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The project site is located along 5656 and 5662 Lake Washington Boulevard SE (tax lot no. 2024059084 and 2024059078). The project is located in King County: Section 20, Township 24 North, Range 05 East of the Willamette Meridian (see attached Vicinity Map).**

Proposal also includes tax lot no. - 2024059015

## B. ENVIRONMENTAL ELEMENTS

## 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . .
- b. What is the steepest slope on the site (approximate percent slope)?

**The site has 35% to 40% slopes.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**About 2 feet of fill soils were encountered, right after the sediments interpreted to present Vashon recessional outwash. Natural sediments interpreted as Vashon advance outwash were encountered below the recessional outwash at a depth of 28 feet bgs and extended beyond the maximum depths explored of approximately 76 feet.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**None Known.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**Grading will occur to install the proposed driveway, infrastructure and to prepare building pads for the lots. The amount of material to be excavated is about 3,486 cubic yard and filled is about 1,106 cubic yard.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Erosion could occur on the site when vegetation is removed. Water and wind could erode exposed soils on the site.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Impervious areas such as private driveway, asphalt pavement and roofs are anticipated to not exceed 50% of the total developed area.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**During construction, the contractor will follow an approved erosion control plan that will likely include silt fences, straw bales and temporary storm drainage features. Minimizing soil disturbances during rainy months will also reduce the potential for erosion.**

**Erosion control regulated  
by BCC 23.76**

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**During project construction, heavy equipment operation and worker's vehicles would generate exhaust emissions into the local air. Construction activity on the site could also generate dust and particulate matter into the local air. The**



completed project would result in a minor increase in the amount of exhaust related pollutants in the air from traffic related to the new homes. Typical residential use of lawn mowers, fireplaces and barbecues is also anticipated.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None Known.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**3. Water**

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**None known.**

**East portion of the site contains a Type 'PF' potential fish-bearing stream - Lakehurst Creek**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Not applicable.**

**Proposal within approximately 150 feet from Lakehurst Creek**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**Not Applicable.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No, the site is not within a floodplain mapped by FEMA.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

- b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**No.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the



number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**It is anticipated that on-site stormwater generated as a result of this proposed lot development will be collected in catch basins and pipes and conveyed to a new combined detention wet vault. Flow from the detention system will be conveyed to the public storm drainage system in west of Lake Washington Boulevard SE.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**Urban pollutants from automobiles and landscaping activities could enter the proposed combined detention wet vault. The wet vault will provide sufficient water quality treatment prior to discharge to the public storm drainage system.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**Project will comply with erosion and sediment controls per BCC 23.76**

**The proposed stormwater system for the site would detain the site's water and release the flows at a rate matching or less than the pre-development rate.**

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other  
☒ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☒ grass  
☐ pasture  
☐ crop or grain  
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

**The proposal would require removal of a portion of the site's existing vegetation for the construction of access driveways and to prepare building pads.**

c. List threatened or endangered species known to be on or near the site.

**Not known.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Homes will be landscaped to enhance site vegetation. As much native vegetation as possible will be undisturbed during construction.**

## 5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

NA birds: hawk, heron, eagle, songbirds, other:

NA mammals: deer, bear, elk, beaver, other:

NA fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

**Not known.**

c. Is the site part of a migration route? If so, explain.

**Not known.** **Western Washington is part of Pacific Flyway**

d. Proposed measures to preserve or enhance wildlife, if any:

**As many trees and native vegetation as possible will be retained on the site.**

## 6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electricity and/or natural gas will provide power and heating for the home to be built on the site.**

b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

**No.**

c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

**The homes built on the proposed lots will comply with the applicable energy code requirements in the City of Bellevue Building Code.**

## 7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

**No.**

1) Describe special emergency services that might be required.

**The new homes will utilize existing emergency services.**

2) Proposed measures to reduce or control environmental health hazards, if any:

**Not Applicable.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**The dominant source of noise in the vicinity is generated by traffic on Lake Washington Boulevard SE.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Construction activities on the site would temporarily elevate the peak on-site noise levels. All construction will occur during the City of Bellevue's approved hours of operation. The completed project would result in noise levels typical for a single-family neighborhood.**

- 3) Proposed measures to reduce or control noise impacts, if any:

**Construction activities will be limited to those hours of operation permitted by the City of Bellevue, and construction equipment will not be allowed to idle for continuous periods of time, which will help to mitigate the impacts of potential construction noise.**

Noise from construction activity is limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (BCC 9.18)

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

**The site is currently occupied by two single family homes. The designated use of the site is residential. Lake Washington Boulevard SE borders the property on the west. Single family residences exist to the southwest along the 20 feet utility easement.**

- b. Has the site been used for agriculture? If so, describe.

**Not Known.**

- c. Describe any structures on the site.

**2 existing single-family residences**

**Pump house, garages, plastic court, deck, concrete walkway, swimming pools and sheds exist on the site.**

- d. Will any structures be demolished? If so, what?

**All existing structure is anticipated to be demolished.**

- e. What is the current zoning classification of the site?

**R-5.**

- f. What is the current comprehensive plan designation of the site?

**The project is located in the City of Bellevue's Newport Hills comprehensive plan sub area.**

**SF-H -  
Single-Family  
High Density**

- g. If applicable, what is the current shoreline master program designation of the site?

**Not Applicable.**



h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

East portion of the site contains a Type 'PF' potential fish-bearing stream - Lakehurst Creek

The site contains areas of steep slope critical area as defined by the City of Bellevue land use code.

i. Approximately how many people would reside or work in the completed project?

Assuming 2.5 people per household, approximately 5 people would reside in the completed project.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed use and density is compatible with the existing, surrounding single-family residential neighborhoods.

#### 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposal is for two new single family residences in the upper income range.

Proposal is for 8 single family lots

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

2 existing single family residences would be eliminated

c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable.

#### 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Maximum building height will be dictated by the City of Bellevue Code. The height of proposed structures is not known at this time.

Maximum building height is 30-feet for a flat roof, 35-feet for a pitched roof

b. What views in the immediate vicinity would be altered or obstructed?

It is not anticipated that views in the immediate vicinity would be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

#### 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**It is not anticipated that the proposal would produce any glare. Household lights and automobile headlights may be noticeable at night.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**Not under normal circumstances.**

- c. What existing off-site sources of light or glare may affect your proposal?

**Not Known.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**Retaining vegetation on the site will reduce light impacts both on and off the site.**

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**Newport Hills Park.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**Not applicable.**

## **13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**None known.**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**None Known.**

- c. Proposed measures to reduce or control impacts, if any:

**Not Applicable.**

## **14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**The site will be accessed from Lake Washington Boulevard SE.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**The site is not served by public transit. The closest transit stop, Route 560, is approximately 1/2 mile from the proposed project site on Lake Washington Boulevard SE.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**The number of parking space will be decided along with the architectural plans.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**New, private road easement is proposed to provide access for new lots and private driveways is proposed to provide access to the individual lots.**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**Typical residential traffic is estimated to be ten vehicle trips per day per lot, with peak volumes occurring between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.**

- g. Proposed measures to reduce or control transportation impacts, if any:

**The proponent will pay any necessary transportation mitigation fees required by the City of Bellevue.**

#### **15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**The completed project would result in a slight increase in the need for police and fire protection, as well as emergency medical service. There would also likely be a slight increase in school enrollment as well as demand for area recreational facilities.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

**Mitigation fees required by the City for schools, parks, and transportation will be paid by the applicant or builder.**

#### **16. Utilities**

- a. Circle utilities currently available at the site: ELECTRICITY, NATURAL GAS, WATER, REFUSE SERVICE, TELEPHONE, SANITARY SEWER, septic system

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Puget Sound Energy to provide electricity and natural gas.**

**City of Bellevue to provide Storm Sewer**

**City of Bellevue to provide Water and Sanitary Sewer Service**



C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: .....

Date Submitted: .....

Attachment: Vicinity Map

PR 3/21/2019



**Figure 1: Vicinity Map**